

WARRANTY DEED

016541

TRANSFER  
TAX  
PAID

ANN M. LEPAGE, formerly known as Ann M. DeRosby, of Waterville, County of Kennebec and State of Maine for consideration paid, grants to PETER A. JOSEPHSON, JR. and LISA J. JOSEPHSON of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville in the County of Kennebec and State of Maine, located on the southerly side of the Blue Jay Way right of way, bounded and described as follows:

Beginning at a point on the southerly side of the Blue Jay Way right of way at an iron pin at the northwesterly corner of Lot 36 as shown on subdivision plan dated June, 1977, titled Ridge Road Development, Waterville, Maine and recorded in the Kennebec County Registry of Deeds, File No. D-77074; thence North 66° 47'00" East one hundred seventy-five (175) feet by the southerly sideline of the Blue Jay Way right of way to an iron pin at the northerly corner of said Lot 36; thence South 11° 00'45" East by the westerly side of Lot 35 as shown on said plan one hundred seventy-eight and ninety-eight hundredths (178.98) feet to an iron pin at the southeasterly corner of said Lot 36; thence South 66° 47'00" West by the northerly side of Lot 39 as shown on said plan one hundred seventy-seven and five tenths (177.5) feet to an iron pin at the southwesterly corner of said Lot 36; thence heading North 10° 13'59" West by the easterly side of Lot 37 as shown on said plan one hundred seventy-nine and fifty-three hundredths (179.53) feet to the southerly side line of the Blue Jay Way right of way and the point of beginning.

Meaning and intending to describe Lot 36 as shown on subdivision plan, dated June, 1977 titled Ridge Road Development and recorded in the Kennebec County Registry of Deeds, File No. D-77074.

Subject to certain deed restrictions set forth in a Declaration of Deed restrictions for Ridge Road Development which is dated June 8, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2575, Page 93.

Reference is also made to additional restrictions set forth in a deed from James A. McBrady to Donald and Claudette Poulin dated December 1, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2171, Page 42.

Being the same premises conveyed to Ann M. LePage, formerly known as Ann M. DeRosby, by deed of Maine Savings Bank, dated March 28, 1994 and recorded in the Kennebec County Registry of Deeds in Book 2664, Page 305.

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WITNESS my hand and seal this 1st day of August, 1995.

  
WITNESS


  
ANN M. LEPAGE

THE STATE OF MAINE  
Kennebec, ss.

August 1, 1995

Then personally appeared the above named ANN M. LEPAGE and  
acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public

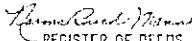
nm41:joseph-d

DAVID R. WHITTIER  
MY COMMISSION EXPIRES:  
AUGUST 31, 2000



RECEIVED SEP 11 1995

95 AUG -3 AM 9:00

ATTEST:   
REGISTER OF DEEDS